

2021-014845

Klamath County, Oregon

10/01/2021 08:22:01 AM

Fee: \$87.00

After recording return to:

Jonathan Mark Hendrickson
3307 NE 103rd Ave
Vancouver, WA 98662

Until a change is requested, all tax statements should be sent to:

Jonathan Mark Hendrickson
3307 NE 103rd Ave
Vancouver, WA 98662

SPECIAL WARRANTY DEED

The Grantor,

Krebs Realty, LLC, whose post office address is:
9208 NE Hwy 99, Suite 107-51, Vancouver, WA 98665

for the true and actual consideration of \$ 6,600.00

Six thousand six hundred

CONVEYS AND WARRANTS to the Grantee,

Jonathan Mark Hendrickson, whose post office address is:
3307 NE 103rd Ave, Vancouver, WA 98662

the following described real property, situated in Klamath County, Oregon, free of encumbrances, except as specifically set forth herein:

Lot 2, Block 14, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel ID: 3510-023A0-03400

Street address: No street address

Source of title:

Being that same quitclaim deed recorded on June 14, 2016 at Book 2016/Page 006223, in the official records of Klamath County, Oregon.

This conveyance is made subject to:

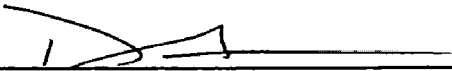
Covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons and parties claiming by, through or under Grantor, but against none other.

Signed, sealed, and delivered on this 30 day of September, 2021, in the presence of:



Signature of Grantor,

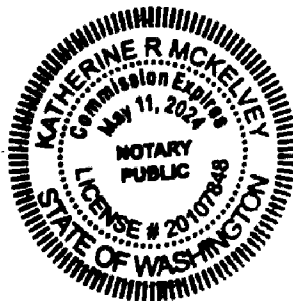
David Krebs, managing member of Krebs Realty, LLC

Certificate of Acknowledgment of Notary Public

STATE OF Washington
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30th day of September, 2021 by David Krebs

who () is personally known to me or (x) produced a Washington Drivers license as identification, regarding the attached instrument described as special Warranty deed and to whose signature this notarization applies.





Notary public signature

Katherine R. McKelvey

Notary public printed name